



Yarn Croft, Astley M29 7PL

£345,000

IDEALLY LOCATED on a QUIET CUL DE SAC JUST OFF BODMIN ROAD, ASTLEY this superb four bed family home boasts a WELL PRESENTED GENEROUS LOUNGE WITH SPOTLIGHTS and double doors to the hallway, a GARAGE CONVERSION with GENEROUS RECEPTION ROOM ideal for use as an OFFICE or PLAY ROOM, GOOD SIZED UTILITY ROOM, WELCOMING ENTRANCE HALLWAY WITH SPOTLIGHTS, DOWNSTAIRS WC, a LIGHT BRIGHT KITCHEN next to a SPACIOUS DINING ROOM with French doors to the garden. To the first floor there is a good-sized master bedroom with built in wardrobe and EN-SUITE SHOWER ROOM, a second double bedroom, two well presented single bedrooms and a modern white family bathroom. The rear there is a large decked area along the back and side of the property, a generous lawn and planted beds. To the front there is ample parking for several cars. Yarn Croft benefits from a convenient cut through to Stour Road where shops at The Gables are easily reached along with regular buses. The V1 guided busway provides easy access to Manchester and Leigh. Excellent schools are also close by with Tyldesley Primary, Garrett Hall and St. Stephens to name but a few.

- Detached
- 3 Receptions Rooms
- Excellent Area
- Downstairs Cloakroom
- Cul-De-Sac Location
- Four Bedrooms

Hallway

14' 9" x 6' 3" (4.493m x 1.910m) UPVC double glazed door to front, spotlights, wall mounted radiator, laminate flooring.

Lounge

20' 11" x 11' 0" (6.365m x 3.348m) Wooden door, spotlights, wall mounted radiator, UPVC double glazed bay window to front, carpeted flooring.

Kitchen

16' 7" x 8' 3" (5.049m x 2.526m) Wooden door to side, spotlights, wall mounted radiator, UPVC double glazed window to rear, laminate flooring, wall base and drawer units, laminate flooring, range oven, space for fridge freezer, work surfaces, 1 1/2 sink unit with drainer and mixer tap, half tiled walls, dish washer space.

Utility

7' 4" x 7' 7" (2.241m x 2.319m) Ceiling light point, wooden door to rear, laminate flooring.

WC

Spotlights, wall mounted radiator, UPVC double glazed window to front, tiled flooring, basin and WC.

Study

8' 1" x 7' 0" (2.461m x 2.135m) Wooden door, spotlights, electric heating, UPVC double glazed window to front, laminate flooring.

Stairs/Landing

Ceiling light point, storage cupboard, UPVC double glazed window to side, carpeted flooring, loft hatch.

Bedroom One

12' 10" x 11' 1" (3.904m x 3.389m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring, fitted wardrobes.

Ensuite

Spotlights, wall mounted radiator, UPVC double glazed window to side, lino flooring, WC, basin, shower, half tiled walls.



Bedroom Two

9' 6" x 11' 0" (2.886m x 3.347m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Three

9' 6" x 6' 4" (2.895m x 1.934m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Bedroom Four

8' 6" x 6' 3" (2.579m x 1.910m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Bathroom

6' 8" x 6' 3" (2.043m x 1.897m) Spotlights, heated towel rail, UPVC double glazed window to side, tiled flooring, basin, WC, bath, tiled walls.

Outside

Front

Driveway, lawn.

Rear Garden

Decking patio area, lawn, bedding surrounds, shed.

Tenure

Leasehold



Energy performance certificate (EPC)

19, Yarn Croft Ashey, Tameside MANCHESTER M20 7PL	Energy rating D	Valid until: 14 June 2028 Certificate number: 0646-2854-7165-9496-9261
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Property type	Detached house
Total floor area	115 square metres

Rules on letting this property

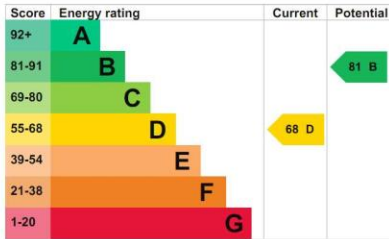
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/energy-ratings-for-rented-properties) (<https://www.gov.uk/guidance/energy-ratings-for-rented-properties>)

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good

<https://find-energy-certificate.service.gov.uk/energy-certificate/0646-2854-7165-9496-9261>

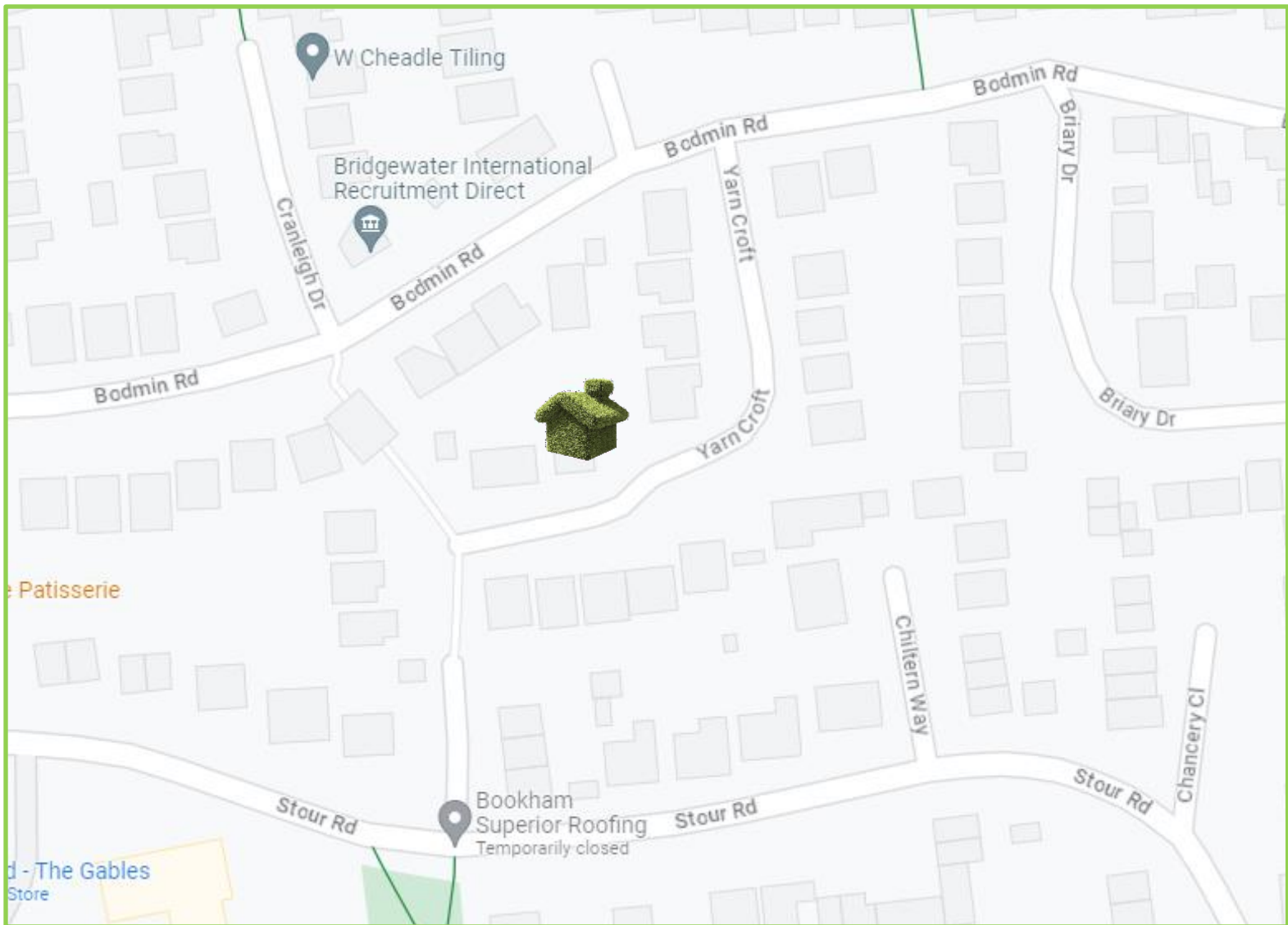
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Total area: approx. 115.5 sq. metres (1243.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.
Plan produced using PlanUp.



Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

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